



City of Granite City

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Plan Commission Minutes

July 7, 2011

CALL TO ORDER

Chairman Sharon Ryan called the meeting of the Plan Commission to Order on Thursday, July 7, 2011, at 7:00 PM.

PLEDGE and SWEAR-IN/COMMENTS

The Pledge of Allegiance was recited and those present in the audience were sworn in. The Chair explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next meeting scheduled on July 19, 2011.

ATTENDANCE/ROLL CALL

Members Present: Sharon Ryan, Sandy Crites, John Janek, Jack Taylor, Don Luddeke, Frank Greathouse, Mary Jo Akeman, Peggy Cunningham and newly appointed Jim Smith. Excused absences: Shirley Howard and Mark Davis. Also present were: Alderman Dan McDowell, Assistant City Attorney Laura Andrews and Zoning Administrator Steve Willaredt, Economic Development Director, Jon Ferry and representative from Ward 1, Alderman Jerry Williams.

MINUTES / AGENDA

A motion to approve the Minutes from the Previous meeting (May 5, 2011) and the Agenda for this evening was made by John Janek and seconded by Mary Jo Akeman. Voice vote. All ayes. Motion carried by unanimous consent.

COUNCIL REPORT

Alderman Dan McDowell, Chairman of City Council P & Z Committee, reported no report because there was no meeting in June.

PETITIONER (1) Garden Gate Tea Room 839 Niedringhaus Avenue Zoned C-6 P.U.D.

The Zoning Administrator distributed color photos of the Tea Room (building) and the west side of the property (Attachment A, available upon request). Brenda Whitaker introduced herself and stated her proposal is for an enhancement of the outside dining area on the Niedringhaus Avenue (west) side of the Tea Room. Her request is for approval of landscaping and fencing.

Ms. Whitaker's intent is to secure the parameter with use of tall evergreen trees and hinged 4 X 8 Ft. fencing between the trees. The fence will be decorative, constructed of wood, vinyl or steel/metal material. The public will enter the establishment via the Arbor into a secured, outdoor garden area. The Administrator questioned whether the fence would extend to the build line, or to the street, and was told it would go to the street, a few feet from the sidewalk.

The Chair called for anyone in the audience that was in opposition. No opposition voiced. She then called for anyone in favor of the proposal. None voiced. No further discussion.

MOTION by John Janek and seconded by Peggy Cunningham to allow the expanded landscaping and decorative fencing request. Roll Call vote. All ayes. Motion carried by unanimous consent.

**PETITION (2) Ted and Debra Marler
620 Niedringhaus Avenue
Zoned C-6 with C-2 use**

The Zoning Administrator distributed color photos of the property (Attachment B, available upon request).

Ted Marler introduced himself and his wife and stated they wish to establish an evening child care center. They believe there is the need for evening day care based on the many shift workers employed locally at US Steel, American Steel and the Hospital. The Chair asked if either of them are licensed by the State, the response was, no. Mr. Marler stated they wanted Petition approval before doing anything more.

The Petitioner said his wife has many years of experience in child care and has been a volunteer, assisting children with special needs. She has 205 credit hours and he expressed confidence that they will become State licensed. The Assistant City Attorney asked how long the license process would take and Mrs. Marler replied, 6 to 12 months.

The Chair called for anyone in the audience that was in favor of the Petition. The Pastor of the former Church, Robert McCrorey, came forth and stated he is excited about the possibility. The location is perfect for a child care center. He is in favor of the petition.

The Chair called for persons in opposition. Gerald Williams, Alderman for the first Ward, came forth and stated the location is close to Route 3, which is a dangerous traffic intersection. Also, children crossing the street, to the vacant lot on Poplar, is a safety issue. He and some constituents are opposed.

Discussion followed. Sandy Crites addressed some of the business related issues and the determinations as follows:

- a. Hours of Operation would be from 1:00 PM to 9:00 AM. Those hours would include drop-off and pick-up times.
- b. Days of operation: Monday thru Saturday.
- c. Living quarters available to the Ted and Debra Marler only.
- d. Parking on frontage on Poplar Street and Niedringhaus (cannot use the public right of way for a driveway).
- e. Size of living quarters – to be determined.
- f. Regulations for night time day care – to be determined.

Additional Discussion. Some points of interest were:

- a. The Marler's stated their business will be personal and they will not be a part of a corporation or chain.
- b. The age limit will likely be 3 years to 12 years.
- c. How many children will be allowed? To be determined.
- d. Pick-up / Drop-off. The Assistant City Attorney stated State will require: responsible guardian or parent walk in-sign in, walk out-sign out.
- e. Additional employees ? To be determined.

The Commission agreed there was a lack of a solid business plan and cited their inability to answer some of the questions. The Chair responded by stating, they first need approval by the Commission to be able to begin an establishment. They should have approval before investing money in real estate and State Licensing. Much of their business plan will be mandated by the State of Illinois.

MOTION by John Janek and seconded by Frank Greathouse to approve the Petitioner's request to establish a Child Care Facility and living quarters with certain requirements; and the stipulation to return in six months for a review of City Inspection results and an update on the State Licensing process.

- Requirements:
- 1). Return with a Business Plan
 - 2). Night time hours are from 1:00 PM to 9:00 AM, Mondays thru Saturdays.
 - 3). Required Inspections performed and building must be brought to code.
 - 4). Registration, Licensing and Compliance with State of Illinois for a Child Care Center.

Roll Call vote. 7 yes 1 no. Motion carried.

**PETITION (3) ILMO Products Company
Dan Geltmaker, Plant Operations Mgr.
1096 Geil Drive**

The Zoning Administrator distributed color photos of the property (Attachment C available upon request).

Mr. Dan Geltmaker, Operations Director, introduced himself and distributed a brochure illustrating their line of business (Attachment D, available upon request). ILMO presently has nine locations, their main operation is located in Jacksonville, Illinois. Their affiliations serve Central Illinois and Missouri.

The proposed Granite City plant will be a distribution facility specializing in a complete line of Pure Gases and Fuel Specialty Gases (examples: Nitrogen, Oxygen and Propane) and welding equipment. They will utilize the existing building located on the property. ILMO Products is registered with the FDA and follow OSHA regulations. Their staff will consist of 3 to 8 people with use of 1 to 3 delivery trucks.

When questioned if there were any serious accidents reported in the past 5 years, Mr. Geltmaker replied, no. Mr. Geltmaker stated their products are considered Hazmat and they will construct a 6 ft. barbed wire fence for security. Mr. Willaredt, the Zoning Administrator, stated barbed wire is allowed because the location is in an industrial zone.

Commission member Jim Smith stated he was in Jacksonville and took the opportunity to tour that facility. He found it to be neat, clean and orderly. Alderman Gerald Williams stated he believed the company will be a very safe facility because of compliance with Federal and OSHA regulations.

The Assistant City Attorney had two questions: The first, other than the trucks coming in and out, will noise be a factor? Mr. Geltmaker replied, no, there is no machinery involved. The next question was do you make smelt? The response was no.

The Days and Hours of operation will be Monday thru Friday, 6:00 AM to 6:00 PM.

MOTION by John Janek and seconded by Jack Taylor to approve the planned use request and allow ILMO Products Company to operate business as a provider of Specialty Gases, Metal Fabrication (Welding & Safety Equipment) service and repair in a District Zoned M-4 in the Planned Industrial Zone. Roll Call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

- 1). Sandy Crites recommended the Junk Yard Ordinance be re-visited and be placed on the next Agenda. The terms "Junk Yard" and "Scrap Yard" need to be clarified; and she believes it is imperative a Special Use Permit is required. Jim Smith stated he may have to reclude himself because he is employed by a Scrap Yard in the area.
- 2). Sandy stated the next item she would like to see is the use of "green space" on parking lots. Mr. Willaredt stated the Parking Ordinance is scheduled for review at the next meeting and will be on the August Agenda.
- 3). John Janek brought up the issue of signs and was told the Graphic Review Board is scheduled to meet on Thursday, August 4, 2011, at 6:00 PM.
- 4). The Assistant City Attorney distributed a copy of a new form to be used at the request of the Zoning Administrator. The Special Exemption or Variance Form will be recorded with the Madison County Recorder of Deeds (Attachment E) as a source of documentation that an exemption or variance was granted. Brian Konzen, City Attorney and Steve Willaredt have both approved this form.

The Recording fee is to be paid by the Petitioner at the time of Application for the Petition and the payment will be returned if the Petition is denied.

MOTION by John Janek and seconded by Mary Jo Akeman to approve the form to be filed with the Madison County Recorder of Deeds, for properties that are granted a Special Exemption or Variance. Voice vote. All ayes. Motion carried by unanimous consent.

UNFINISHED BUSINESS

None voiced.

MOTION to Adjourn by John Janek and seconded by Jack Taylor. Motion carried unanimously.

Respectfully submitted ,

Barbara Hawkins

Secretary
Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: July 7, 2011

PETITIONER: Brenda Whitaker
Garden Gate Tea Room
839 Niedringhaus Avenue

MOTION by John Janek and seconded by Peggy Cunningham to allow for expanded landscaping and decorative fencing on the west side of the Tea Room on Niedringhaus Avenue. Zoned C-6 in a Planned Unit Development District.

Roll Call Vote

Sharon Ryan	Yes	Jack Taylor	Yes
Sandy Crites	Yes	Don Luddeke	Yes
John Janek	Yes	Frank Greathouse	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Jim Smith	Yes		

Motion Carried unanimously.

PETITIONER: Ted & Debra Marler
Evening Child Care Center
620 Niedringhaus Avenue

MOTION by John Janek and seconded by Frank Greathouse to approve request to establish a Child Care Center and living quarters for owners with requirements and stipulation as follows:

Requirements:

- 1). Return with a Business Plan
- 2). Night time hours are from 1:00 PM to 9:00 AM, Mon. - Sat.
- 3). Required Inspections performed and building must be brought to code.
- 4). Registration, Licensing/Compliance, with State of Illinois for a Child Care Center.

Stipulation: Return to Plan Commission for six month review of progress.

Roll Call Vote

Sharon Ryan	Yes	Jack Taylor	Yes
Sandy Crites	Yes	Don Luddeke	Yes
John Janek	Yes	Frank Greathouse	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Jim Smith	No		

8 yes 1 no. Motion carried.

**PETITIONER: Mr. Dan Geltmaker
 ILMO Products Company
 1096 Geil Drive**

MOTION by John Janek and seconded by Jack Taylor to allow the planned use as a provider of Specialty Gases, Metal Fabrication, Service and Repair in a District Zoned M-4 Planned Industrial Zone.

Roll Call Vote

Sharon Ryan	Yes	Jack Taylor	Yes
Sandy Crites	Yes	Don Luddeke	Yes
John Janek	Yes	Frank Greathouse	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Jim Smith	Yes		

Motion Carried unanimously.

MOTION by John Janek and seconded by Mary Jo Akeman to approve the form to be filed with the Madison County Recorder of Deeds for properties that are granted a Special Exemption or a Variance. Voice vote. All ayes. Motion carried unanimously.
